

Townhouse **RESIDENTIAL**

8840 ROPING RODEO AVE UNIT 103

LAS VEGAS, NV 89178

\$342,234 TopHap Estimate · \$220 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,553 ft²

LIVING AREA

871 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$342K

\$330K low

\$355K high

Last Sale

\$114,000 · Apr 10, 2009

Est. Owner Equity

\$230,299

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$1,569 (2026)
Assessed Value	\$85,683
Previous Assessed	\$85,820
Assessor Market Value	\$244,809

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Clark
Lot (acres)	0.02
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Built-in

CLIMATE RISK

1 FLOOD	87 WILDFIRE	78 HEAT	1 STORM	100 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 27, 2016	Financing	Intrafamily Transfer			
Jun 17, 2010	Quitclaim	Quit Claim Transfer			
Mar 5, 2009	Resale	Bargain And Sale Deed	\$114,000	\$73	\$112K
Jan 14, 2009	Non-arms-length	Trustees Deed	\$112,500	\$72	
Mar 23, 2006	Resale	Bargain And Sale Deed	\$259,322	\$167	\$182K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William V. Wright Elementary School	Elementary	KG–5	0.6 mi
Barry and June Gunderson Middle School	Middle	6–8	1.8 mi
Desert Oasis High School	High	9–12	3.2 mi

District: Clark County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 89178

17 CRIME INDEX	84 AIR POLLUTION	28,750 POPULATION	\$90K MEDIAN IN-COME	60°F AVG TEMP	85% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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